



Plot No. 342 & 343, 5th floor,
Kakatiya Hills, Madhapur, Hyderabad-500090

www.abhistaproperties.com



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The joy Celebrate



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CELEBRATE THE JOY OF LIVING AT PRESTIGIOUS SPACES



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Established in the year 2016, Abhista Properties Company achieved success through immense care in planning and choosing the right resources and execution, be it the drawings, construction material, and Vaastu to a clear title. Our constant endeavor is always to provide the best for our customers.

Today Abhista Properties command respect and come with a premium tag, and this has earned with work, trust, and reliability.



INSIDE VIEW

- A** LOUNGE (21'-6" X 11'-6")
- B** MASTER BEDROOM (11'-0" X 11'-0")
- C** CHILDREN BEDROOM (10'-1" X 11'-1")
- D** KITCHEN (3'-6" X 5'-4")
- E** DINING
- F** PARKING (12'-0" X 15'-10")
- G** GARDEN



**170 sq yards
1000 sft 2 BHK
@52 Lakhs***





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**ABHISTA
HOMES**

INSIDE VIEW



**180 sq yards
1100 sft 2 BHK
@57.2 Lakhs***

- A** LOUNGE (10'-1" X 17'-0")
- B** MASTER BEDROOM (11'-0" X 12'-0")
- C** CHILDREN BEDROOM (10'-1" X 13'-9")
- D** KITCHEN (7'-1" X 10'-3")
- E** DINING (7'-4" X 13'-4")
- F** PARKING (12'-0" X 15'-10")
- G** GARDEN



LOCATION HIGHLIGHTS

6 kms from Mumbai Highway

6 kms to RRS Engineering College

5 kms from ORR Junction

5 kms from Maheswari Medical College

7.5 kms from Patancheru

10 kms from GITAM University

10 kms from IIT Sangareddy

15 kms from Ordinance Factory

14 kms from BDL

14 kms from BHEL

25 kms from Financial District & Gachibowli







**ABHISTA
HOMES**

MASTER PLAN

abhista
PROJECTS

PROJECT HIGHLIGHTS

Clubhouse

Underground Electricity

100% Vaastu

40' and 30' Internal Black Top Roads

Underground Drainage System

Overhead Water tank

Parks with Landscaping

Modular street lights

Entire layout surrounded by compound wall with Elegant entrance arch

Bank loans available

STRUCTURE

R.C.C. Framed Structure with 4 1/2" thick roof Slab. Slab height is 10'0" .All Concrete work is with ROBO sand.

STEEL: Sree Steel thickness 8-12MM(Coulmn size is 9" X 12')

CEMENT: ACC or Ramco for concrete and brick work and plastering

WALLS

Super structure in Solid cement bricks walls in 1:6 (C.M.)All out side walls 9" thick,inside walls 4 1/2" walls

DOORS & WINDOWS

All Door frames will be in African teak and Main door shutter will be B.T. teak. Internal doors with Modular flush doors with SS finish hardware. And all windows in UPVC along with iron safety grill. And Pin Headed 3.5 m.m. glasses

FINISHING

All walls and ceilings in two coats of cement plaster and sponge finished. with river sand Internally and externally

TOILETS

Ceramic tiles of Bell Make in bathrooms up to lintel level height. flooring with Antiskid tiles

FLOORING

Flooring 2' x 2' Vitrified tiles (Cost of 40/-Rs range only) of suitable size with skirting in all rooms of building

PARKING

1'x1' Parking tiles in parkig area Only

TERRACE

Water proof calai flooring should be done with slope

KITCHEN

Granite plat form with Steel sink,up to 2' height ceramic tiles

ELECTRICAL

Concealed electrical Ever Gold Ever /finecab. Make wiring of copper, 1/18, 3/20, 7/20.Guage as per requirement with required lights and fan.points in all rooms along with Modular type of switches of Anchor penta make on concealed metal boxes. A.C. points reasonably wherever required.

SANITARY

Wall mixture, Taps, Showers, of CERA make and Floor Mounted EWC/Indian WC. Wash basin of Hardware, and provision for geyser will be there.

PLUMBING

All PVC drainage lines should be PRINCE/ASHIRWAD,All CPVC water line should be ASHIRVAD make

PAINTING

All internal walls with Birla putty Luppam finished and Asian Tractor Emulsion painting. external walls with Ace painting and windows and doors will be of Enamel painting of Asian paint makes. With luppam. Elevation with apex Ultima Asian paint.

WATER PROVISION

Water sump with bricks and water proofing plastering with top slab, On top of the roof Over head P. V. C. tank of Sintex/plasto Make

TV & PHONE

Concealed wiring will be done for T.V. & Phone, Provision for Wi-Fi Router.

ELEVATION

Ground floor elevation with brick work As per drawing,Stair case steps flooring Cement steps & MS Railing only

COMPOUND WALL

In up to plinth level R.R masonry and 5' height 4 1/2" thick Sharing Cement brick wall including M.S gate with suitable size.